

Pugliese, Finnegan, Shaffer & Ferentino LLC
Charles A. Shaffer, Esquire / Id. No. 01825
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Counsel for Debtors

IN THE UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA

IN RE:	:	CHAPTER 13
BRAD J. GERSTEIN	:	CASE NO. 1:16-BK-02368
ROSEMARIE GERSTEIN	:	
Debtors	:	

REPORT OF SALE OF REAL ESTATE

The Debtors, Brad J. Gerstein and Rosemarie Gerstein, by and through their counsel, Pugliese, Finnegan, Shaffer & Ferentino LLC, respectfully submit the following report to the Court as follows:

1. By Amended Order dated June 21, 2018, this Court approved the sale of the Debtors' real estate known as 50 Atherton Street, Wyoming, PA.
2. The sale of the Debtors' real estate closed on July 6, 2018. A copy of the Closing Disclosure Statement is attached hereto as an exhibit.
3. As shown on Section H (Other) Line 7 of the Closing Disclosure Statement, \$6,537.01 was paid to the Trustee which amount paid the Debtors' Plan in full.
4. The balance of the proceeds from the sale of the real estate in the amount of \$75,650.77, which was the balance of the proceeds after deducting closing costs and realtor's commission, was paid to the Debtors.

5. An additional \$577.58 was paid to the Debtors representing an over-estimate by M&T Bank of the amount necessary to satisfy its liens.

Respectfully submitted,

PUGLIESE, FINNEGAN, SHAFFER & FERENTINO LLC

s/ Charles A. Shaffer

BY: _____

CHARLES A. SHAFFER, ESQUIRE
ID. NO. 01825
575 Pierce Street/Suite 500
Kingston, PA 18704
570-283-1800
Counsel for Debtors

Date: July 18, 2018

Closing Disclosure

Closing Information

Date Issued 07/06/2018
Closing Date 07/06/2018
Disbursement Date 07/06/2018
Settlement Agent Centurion Abstract, Inc.
File # 18-0074
Property 50 Atherton Avenue
 Wyoming, PA 18644
Sale Price \$152,500

Summaries of Transactions

SELLER'S TRANSACTION

Due to Seller at Closing \$153,513.90

01 Sale Price of Property \$152,500.00

02 Sale Price of Any Personal Property Included in Sale

03

04

05

06

07

08

Adjustments for Items Paid by Seller in Advance

09 City/Town Taxes to \$816.53

10 County Taxes 07/06/2018 to 12/31/2018 \$816.53

11 Assessments to \$52.01

12 3rd Qtr Sewer 07/06/2018 to 09/30/2018 \$52.01

13 Garbage 07/06/2018 to 12/31/2018 \$98.08

14 Wyoming Sewer 3rd Qtr 07/06/2018 to \$47.28

15

16

Due from Seller at Closing \$77,863.13

01 Excess Deposit \$19,944.84

02 Closing Costs Paid at Closing (J) \$19,944.84

03 Existing Loan(s) Assumed or Taken Subject to

04 Payoff of First Mortgage Loan \$11,013.40

05 Payoff of Second Mortgage Loan \$45,626.36

06

07

08 Seller Credit \$1,236.00

09

10

11

12

13

Adjustments for Items Unpaid by Seller

14 City/Town Taxes to \$42.53

15 County Taxes to \$42.53

16 Assessments to \$42.53

17 School Taxes 07/01/2018 to 07/06/2018 \$42.53

18

19

CALCULATION

Total Due to Seller at Closing \$153,513.90

Total Due from Seller at Closing \$77,863.13

Cash to Close From To Seller \$75,650.77

Transaction Information

Borrower Frederick J. Solano, Linda C. Williams

342 Race Street
 West Pittston, PA 18643

Seller Rosemarie Gerstein

219 Sugartown Road, Apt F301
 Wayne, PA 19087

Contact Information

REAL ESTATE BROKER (B)

Name	Century 21 Smith Hourigan Group
Address	655 Memorial Highway Shavertown, PA 18708
License ID	RB046936C
Contact	Kevin Smith
Contact License ID	RM419088
Email	kevin.smith@century21.com
Phone	(570) 881-7754

REAL ESTATE BROKER (S)

Name	Lewith & Freeman
Address	1755 North Memorial Highway Shavertown, PA 18708
License ID	
Contact	Geri Wisnewski
Contact License ID	AB060292L
Email	gwish03@epix.net
Phone	(570) 696-0888

SETTLEMENT AGENT

Name	Centurion Abstract, Inc.
Address	303 Market Street, Suite 4 Kingston, PA 18704
License ID	60021
Contact	Liza Prokop
Contact License ID	
Email	lprokop@centurionabstract.com
Phone	(570) 819-2208

Questions? If you have questions about the loan terms or costs on this form, use the contact information above. To get more information or make a complaint, contact the Consumer Financial Protection Bureau at www.consumerfinance.gov/mortgage-closing

Closing Cost Details

Loan Costs	Seller-Paid	
	At Closing	Before Closing
A. Origination Charges		
01 % of Loan Amount (Points)		
02		
03		
04		
05		
06		
07		
08		
B. Services Borrower Did Not Shop For		
01		
02		
03		
04		
05		
06		
07		
08		
C. Services Borrower Did Shop For		
01 Courier Fee to Centurion Abstract, Inc.	\$31.00	
02 Deed Preparation to Centurion Abstract, Inc.	\$150.00	
03		
04		
05		
06		
07		
08		
Other Costs		
E. Taxes and Other Government Fees		
01 Recording Fees Deed: Mortgage:		
02 State Tax/stamps to Luzerne County Recorder of Deeds	\$1,525.00	
F. Prepads		
01 Homeowner's Insurance Premium mo. to		
02 Mortgage Insurance Premium mo. to		
03 Prepaid Interest per day from to		
04 Property Taxes mo. to		
05		
G. Initial Escrow Payment at Closing		
01 Homeowner's Insurance per month for mo.		
02 Mortgage Insurance per month for mo.		
03 Property Taxes per month for mo.		
04		
05		
06		
07		
08 Aggregate Adjustment		
H. Other		
01 2018 County Taxes to Paul Konopka	\$1,700.00	
02 Duplicate Tax Bill to Paul Konopka	\$10.00	
03 Home Warranty to 210 Homebuyers Warranty	\$505.00	
04 Real Estate Commission Buyers Broker to Century 21 Smith	\$4,575.00	
05 Real Estate Commission Sellers Broker to Lewith & Freeman	\$4,575.00	
06 Sewer to WWSA	\$176.83	
07 Trustee to Jim Jones, Trustee	\$6,537.01	
08 Wyoming Sewer to Wyoming Borough	\$160.00	
09		
10		
11		
12		
13		
J. TOTAL CLOSING COSTS	\$19,944.84	\$0.00

Confirm Receipt

By signing, you are only confirming that you have received this form

Addendum

Closing Information:**Date Issued:****File No:** 18-0074**Closing Date:** 07/06/2018**Property Information:** 50 Atherton Avenue
Wyoming, PA 18644**Transaction Information:****Borrower:** Frederick J. Solano**Borrower:** Linda C. Williams**Address:** 342 Race Street**Address:****City/ST/Zip:** West Pittston, PA 18643**City/ST/Zip:****Seller:** Rosemarie Gerstein**Address:** 219 Sugartown Road, Apt F301**City/ST/Zip:** Wayne, PA 19087

Other Costs	Seller-Paid	
	At Closing	Before Closing
H. Other 04 Real Estate Commission Buyers Broker to Century 21 Smith Hourigan Group	\$4,575.00	

SELLER'S TRANSACTION**M. Due to Seller at Closing****Adjustments for Items Paid by Seller In Advance**

14 Wyoming Sewer 3rd Qtr 07/06/2018 to 09/30/2018

\$47.28